



**PLANNING COMMISSION WORKSESSION
MINUTES
JULY 29, 2009
4:00 PM
CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
CONFERENCE ROOM 218**

COMMISSION MEMBERS

**Edward F. Whelan, Chair
Roy E. McAfee, Vice Chair
Roy F. Gratz
Ricardo Rigual
Vincent C. Ramoneda**

CITY STAFF

**Raymond P. Ocel, Jr., Director
Planning & Community Dev.
Debra M. Ward, Zoning Officer
Erik Nelson, Senior Planner
Marne Sherman, Community
Development**

CALL TO ORDER

Before the worksession, a walking field trip to the 600 block of Lafayette Boulevard was made by Commission members and staff. Joining the field trip were Kimberly Schill and Joanne Locklair from the office of Economic Development. This was done in an effort to give the Commission an actual look at one of the areas proposed to be rezoned. The July 29, 2009 Planning Commission worksession was called to order at 4:50 p.m. for a discussion on neighborhood mixed use.

Mr. Ocel began the meeting by reviewing a map of corridor areas staff is recommending being rezoned to a neighborhood mixed use district.

Mr. McAfee said that after looking at the staff recommended areas he had envisioned more areas being included in the mixed use district.

Mr. Nelson responded that the staff choices were based on areas zoned Commercial Highway that border residential areas and that may be inaccurately zoned.

Mr. Ocel said that the areas suggested by Mr. McAfee do have a correlation to the 11 areas set out by the JumpStart Plan.

Mr. Whelan expressed concern that one ordinance or district creation may not cover all that he feels needs to be accomplished. He also brought up the question of whether or not a cap should be placed on increased density in the new district.

Mr. Ocel said the object of creating a map of proposed areas was to define the corridors to be rezoned and then staff and the Commission would create an ordinance for those areas.

Mr. Nelson added that he felt each corridor needed to be looked at individually.

Mr. Whelan asked if stricter guidelines could be created for architecture and higher density, etc.

Mr. Nelson said he felt two issues needed to be discussed: 1. Corridor areas should be scaled back to lower the intensity of uses and 2. The neighborhoods should be permitted to add a few commercial uses to the outer fringes.

Mr. McAfee said he would like to see nonconforming uses become permitted uses.

There was a general roundtable discussion among Commission members and staff as to the expected input that might come from property owners who would be affected by the proposed zoning changes.

Ms. Sherman asked the Commission to consider what uses they would like to see go away or be added to the new district.

Mr. Gratz wanted to know what was involved in going forward with the new district.

Mr. Ocel responded that two things had to happen: 1. An ordinance has to be created and 2. A rezoning of the proposed areas would need to take place.

Meeting adjourned at 5:50 PM.

A handwritten signature in black ink, appearing to read 'E. Whelan, III', is written over a horizontal line.

Edward F. Whelan, III, Chair